
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: December 6, 2006

SITE PLAN: **AFP-06-049**

TITLE: **King Kia Dealership**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For new monument sign

ADDRESS: 953 North Frederick Avenue

ZONE: C-2 (General Commercial)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Henry Miller – Gelberg Signs
Property Owner: King Kia

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibit 1: Site location map

Exhibit 2: Application

Exhibit 3: Renderings with existing and proposed signage

Exhibit 4: Monument sign details

Exhibit 5: Illustrative site plan

Exhibit 6: Site plan showing proposed sign location

STAFF COMMENTS

The applicant, Gelberg Signs, has submitted an Amendment to Final Plan application for a new monument sign at the King Kia Dealership at 953 North Frederick Avenue. The site, within the King Volkswagen Dealership, is located on the corner of North Frederick Avenue and Watkins Mill Road and is north of Russell Avenue (Exhibit #1).

The applicant is requesting to remove the existing Suzuki pole sign and replace it with a ten foot high by five foot wide KIA monument sign in the same location (Exhibit #6). According to §24-212(m)(2), the Planning Commission may approve a sign higher than eight (8) feet upon a finding that the proposed sign, by nature of its purpose and location, and the nature of the project it identifies, justifies such larger area and height, and that such larger sign will not affect the health, safety, and welfare of the general public, nor be a hazard to vehicular or pedestrian traffic. In the past, the Commission has allowed for signs to be as tall as ten feet at the same dealership because of the size of the site.

The sign will be a silver painted cladding and only the logo will be lit (Exhibits #3 & 4). The sign is in compliance with the City's Sign Ordinance, §24-212.

Because the proposed sign will be located within the ten-foot public utility easement (PUE), staff is requesting the applicant obtain letters of approval from the applicable utility companies before any sign permits are issued.

Conclusion. Staff recommends **TO GRANT AFP-06-049, King Kia, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-170 and 24-172, WITH THE FOLLOWING CONDITION:**

- 1. The applicant shall receive approval letters from the utility companies for the sign location prior to the issuance of sign permits.**

STAFF COMMENTS

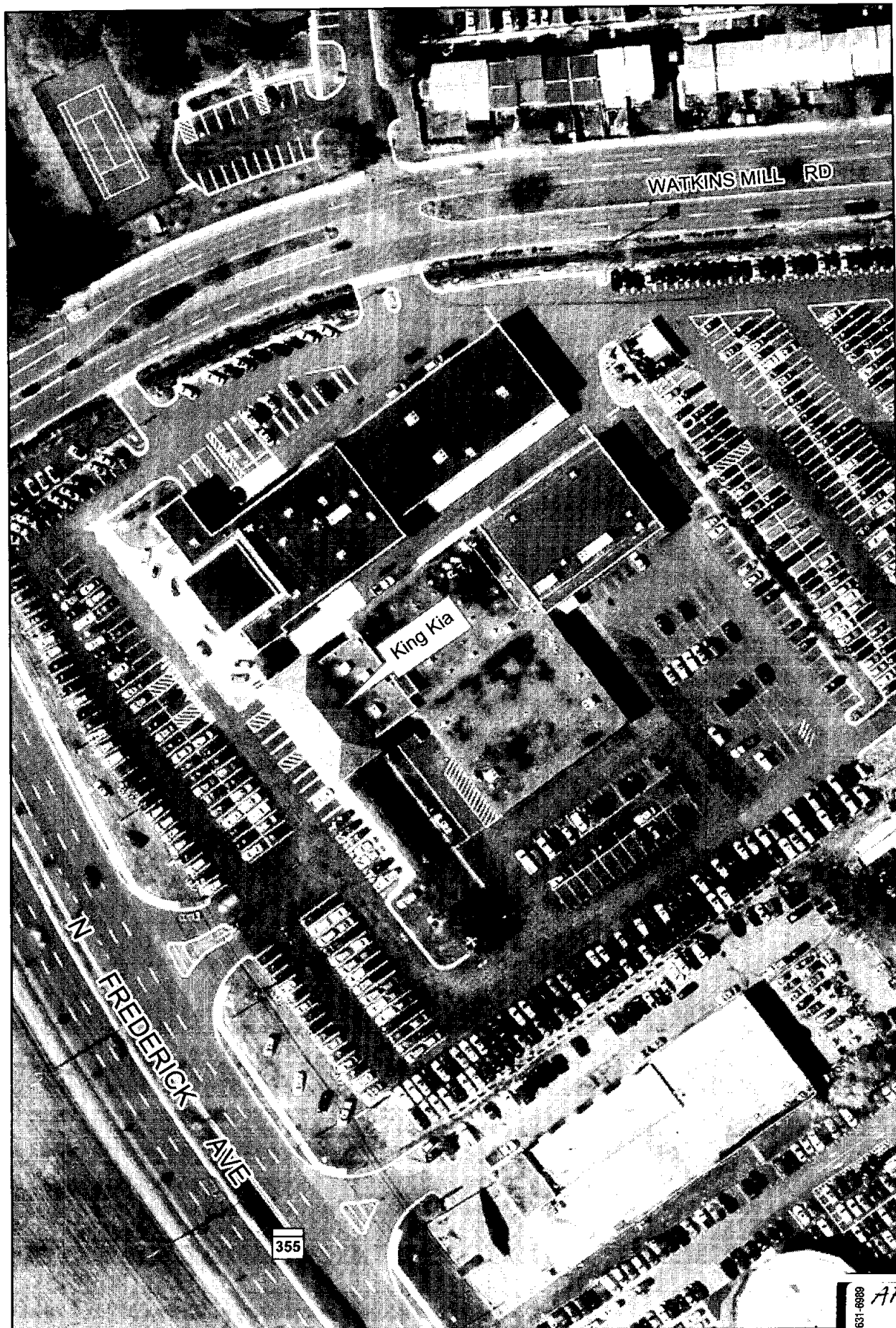
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AFP-06-049
1
12-6-06

PERCAD 800-831-6888

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-06-049
Date Filed	10-25-06
Total Fee	500.00

1. SUBJECT PROPERTY

Project Name KING, KIA
 Street Address 953 N. FREDERICK AVE
 Zone _____ Historic area designation ☐ Yes ☒ No
 Lot _____ Block _____ Subdivision _____
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name HOWARD F. MILLER
 Street Address 654 CHILLUM PL N.W. Suite No. _____
 City WASH DC 20012 State _____ Zip Code _____
 Daytime Telephone 202-482-7733

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

Engineer's Name _____
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name KING, KIA
 Street Address 953 N. FRED AVE Suite No. _____
 City GAITHERSBURG, MD 20878 State _____ Zip Code _____
 Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____

AFP-06-049
 #2
 12-6-06

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

REPLACE EXISTING SIGN

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____ Total number per shift _____
 Resident estimate: Total number _____ Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) HOWARD E. MILLER

Applicant's Signature Howard E. Miller

Date 10-24-06

Daytime Telephone 202-882-7733

AFP-06-049



**CUMMINGS
SIGNS**

Proposed Recommendations

KIA



BEFORE

Existing: Remove Suzuki sign



AFTER

Proposed: Add 10' x 5' ETO monument @ 50.0 sq.ft.
as shown above.

10' high

Note: SIGN SIZES AND PLACEMENTS ARE APPROXIMATE
TO BE VERIFIED WITH A FIELD SURVEY PRIOR TO FABRICATION

Dealer Name : King KIA

Dealer # : MD032

Address : 953 N. Fredrick Ave

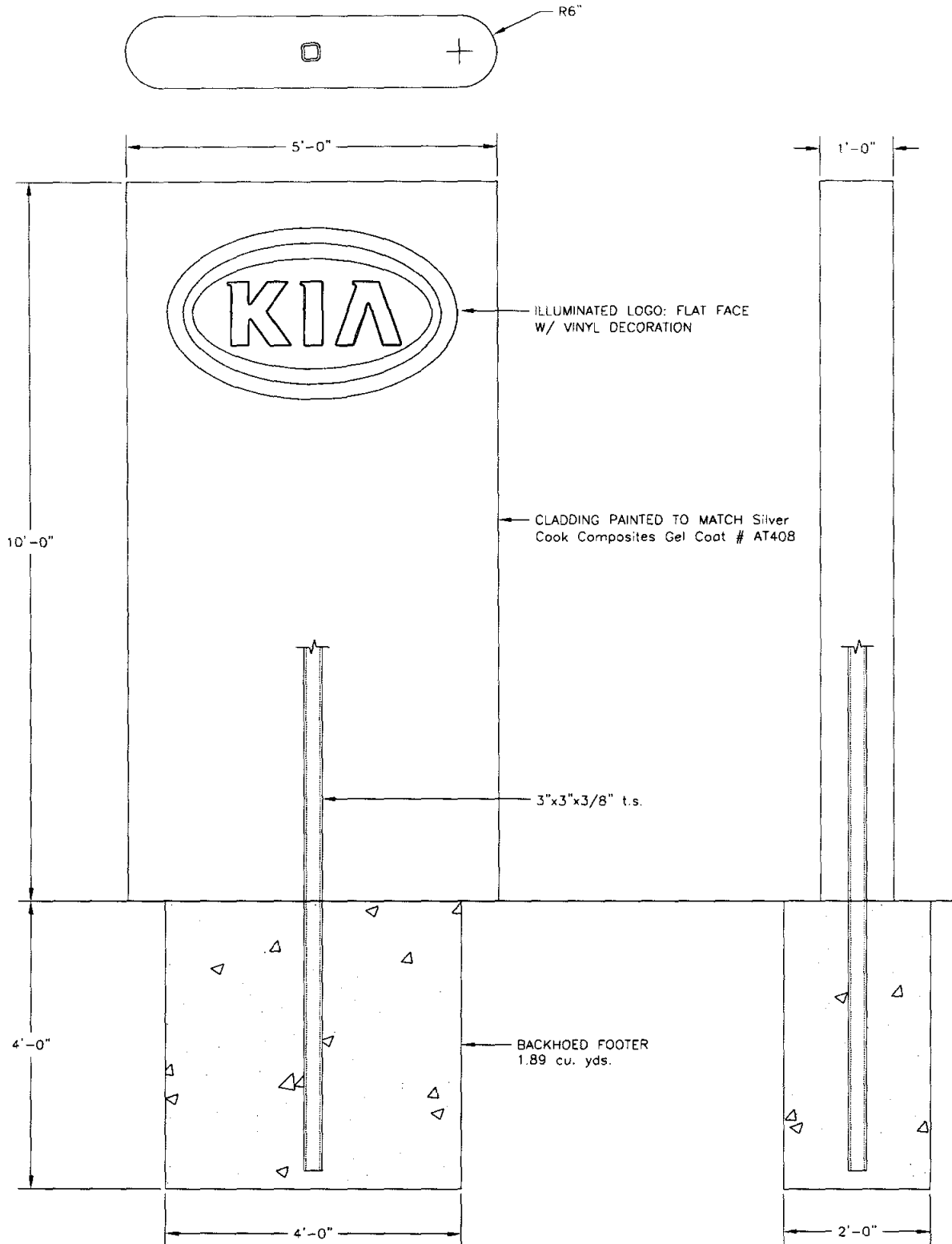
City/State : Gaithersburg, MD

2 of 4

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PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS
NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR
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UNLESS AUTHORIZED IN WRITING BY
CUMMINGS SIGNS.

PENGAD 800-631-6889

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#3
12-6-06



DESIGN CRITERIA

1. WIND LOAD DESIGN IS 90 MPH FASTEST MILE SPEED.
2. ALL STEEL IS TO BE A36 OR EQUAL EXCEPT ROUND PIPE IS A53 GRADE B AND SQ. OR RECT. TUBE IS A500 GRD B. MILL TEST REPORTS FROM STEEL SUPPLIER TO BE MADE AVAILABLE UPON REQUEST.
3. CONCRETE FOR FOUNDATION IS TO BE 3000 PSI COMPRESSIVE STRENGTH.
4. FOUNDATION IS DESIGNED FOR MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 300 PSF PER FT. OF DEPTH.

NOTES:

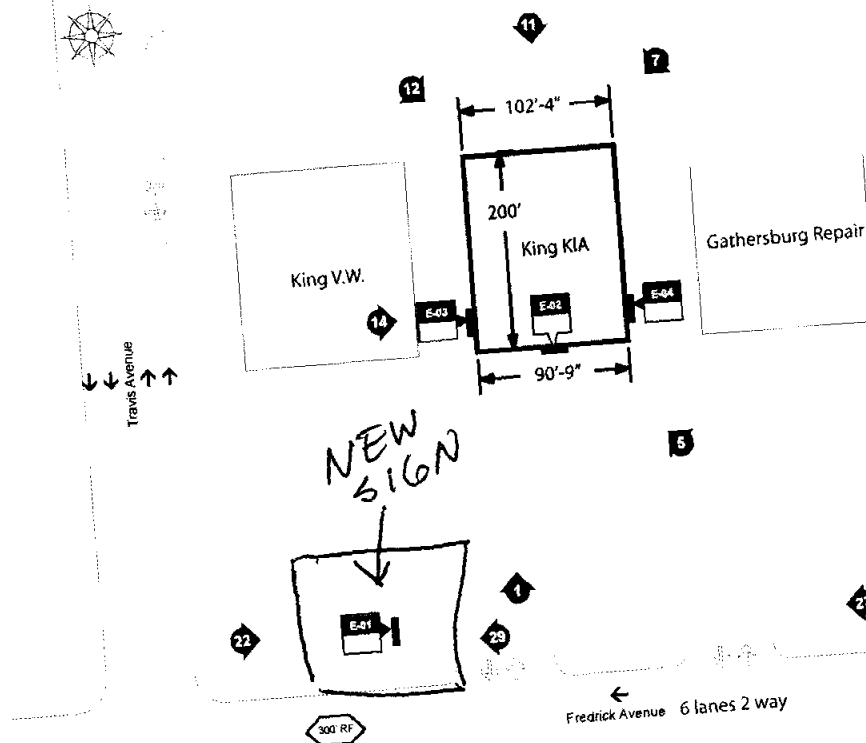
<p>4255 HAMPER FIELD RD DOTHAN, AL 36303 PHONE (334) 983-9000 FAX (334) 983-1278</p>		CUSTOMER KIA	
		CODE INSTALL	PAGE LAYOUT INSTALL
DRAWING APPROVED BY BAKER		ITEM DESCRIPTION 10'-0" x 5'-0" MONUMENT	
PROGRAM APPROVED BY		LOCATION GAITHERSBURG, MD	DRAWN BY
PROTOTYPE BY		SCALE ENGINEER	ACCOUNT REPR BAKER
1st RUN BY		SHEET 1 OF 1	BOXED SQ FT
PRODUCTION BY		WIND LOAD (MPH) 90 MPH	EST WEIGHT (LBS)
		ITEM NUMBER A36613	

AFP-06-049
#4
12-6-06



**CUMMINGS
SIGNS**

Site Plan



Dealer Name : King KIA
Dealer # : MD-032
Address : 953 N. Fredrick Ave.
City/State : Gaithersburg, MD

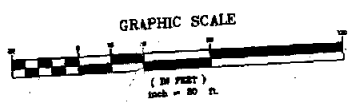
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AFP 06 049
#5
12-6-06

PROPOSED SIGN

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.

- NOTES:
1. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
 2. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
 3. ALL PAVING, STORM DRAIN AND UTILITIES THAT ARE NOT IN A PUBLIC EASEMENT WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.



OWNER/DEVELOPER
KING AUTOMOTIVE GROUP
P.O. BOX 7340
16200 FREDERICK ROAD
GAITHERSBURG, MD 20898
PHONE: 301-948-9111

NO.	DATE	DESCRIPTION	BY
1	2-24-03	ISSUED FOR CONSTRUCTION	
2	4-29-03	ADDED STR. TO REVEALED BRACKING AT STR. 30	
3	5-22-03	REV. ROOF DR. @ 81	
4	10-23-03	EXPANDED PARKING ON S. SIDE	
5	11-17-03	ADDED 16 PARKING LOT GREEN	

CITY REFERENCE: AFP-02-082 WSPC 228 NW 10

SITE DEVELOPMENT PLAN AMENDMENT
KING VOLKSWAGEN
BRITT'S ADDITION TO GAITHERSBURG - PART OF PARCEL "A"
PLAT #10492
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

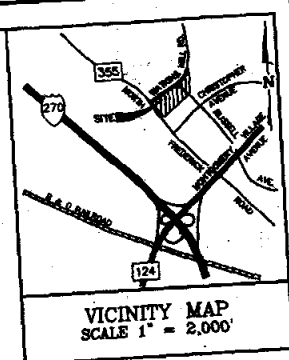
Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
(301) 870-0840
FAX (301) 848-0883
www.mhpa.com

Designed MOP Date 3-6-03 Job No. 99-116-2

CITY OF GAITHERSBURG PLANNING COMMISSION
SITE PLAN APPROVAL
AT THE MEETING OF THE PLANNING COMMISSION HELD ON APRIL 22, 2004
APPLICATION NO. 2004-00122 THIS GRANTED
FINAL SITE PLAN APPROVAL
WITH CONDITIONS: 1. PARALLEL TO THE STREET
2. 10' WIDE SIDEWALK
3. 10' WIDE SIDEWALK
NOTE: A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS
CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
DATE: 4/22/04
BY: [Signature]
[Signature]

Legend

EXISTING	PROPOSED
[Symbol]	Paving
[Symbol]	Curb & Gutter
[Symbol]	Sign
[Symbol]	Utility Pole
[Symbol]	Lamp Post
[Symbol]	Post or Bollard
[Symbol]	Tree
[Symbol]	Electric
[Symbol]	Overhead Wire
[Symbol]	Sanitary Sewer
[Symbol]	Storm Drain
[Symbol]	Water Line
[Symbol]	Fire Hydrant
[Symbol]	Gas
[Symbol]	Telephone
[Symbol]	Building
[Symbol]	Concrete
[Symbol]	Spot Elevation
[Symbol]	Contour



SITE PLAN NOTES

1. THE TOPOGRAPHY IS FROM PLATS OF RECORD, SUPPLEMENTED WITH AVAILABLE UTILITY RECORDS.
2. THE BOUNDARY IS FROM DEEDS AND PLATS OF RECORD.
3. EXISTING "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK.
4. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS.
5. THE EXISTING PAVING, GUTTERS AND SIDEWALKS LOCATED ON THE WEST SIDE OF THE BUILDING IS TO BE REPAIRED AS SHOWN.
6. A SURVEY OF EXISTING QUALITY BUILDING WAS MADE IN ORDER TO DETERMINE THE LOCATION OF PUBLIC WORKS, QUALITY AND WILL BE PROVIDED TO THE CITY OF GAITHERSBURG.
7. A SURVEY OF THE EXISTING PAVING, GUTTERS AND DRIVE ISLANDS WAS MADE IN ORDER TO DETERMINE THE LOCATION OF PUBLIC WORKS, QUALITY AND WILL BE PROVIDED TO THE CITY OF GAITHERSBURG.
8. A SURVEY OF THE EXISTING PAVING, GUTTERS AND DRIVE ISLANDS WAS MADE IN ORDER TO DETERMINE THE LOCATION OF PUBLIC WORKS, QUALITY AND WILL BE PROVIDED TO THE CITY OF GAITHERSBURG.
9. A PORTION OF EXISTING PAVING WILL BE REPAIRED ON SITE AND THE REPAIRS WILL BE PROVIDED TO THE CITY OF GAITHERSBURG.
10. EXISTING PAVING, GUTTERS AND SIDEWALKS FOR THE EXISTING BUILDING SHALL BE REPAIRED TO THE "AS-BUILT" CONDITION.
11. THE LINES ARE TO BE MARKED WITH PAVED LINES AND CURB ARE SHOWN ON THE PLAN.

EXISTING DATA

ITEM	QUANTITY	UNIT
EXISTING PAVING	1,000	SF
EXISTING GUTTERS	100	LF
EXISTING SIDEWALKS	100	LF
EXISTING DRIVE ISLANDS	10	SF

PROPOSED DATA

ITEM	QUANTITY	UNIT
PROPOSED PAVING	1,000	SF
PROPOSED GUTTERS	100	LF
PROPOSED SIDEWALKS	100	LF
PROPOSED DRIVE ISLANDS	10	SF